



NOTICE OF THE REGULAR CALLED MEETING
Of the
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, MARCH 10, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

Notice is hereby given that the Planning and Zoning Commission of the Village of Volente will hold a Regular Called Meeting at 6:30 PM. Tuesday, the 10th day of March, 2015 in the Council Chambers at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Regular Meeting.
2. Call Roll.
3. Citizen Comments. *At this time, any person with business before the Planning and Zoning Commission not scheduled on the agenda may speak. There is a four (4) minute time limit on any communication.*
4. Approval of the Minutes from February 10, 2015.
5. Discussion on the Newly Assigned Tasks from City Council.
 - a. Staff Presentation
6. Discussion and Recommendation of the Next Meeting's Agenda.
 - a. Confirm Date of Meeting
 - b. Topics for Agenda
 - c. Consideration of a Special Called Meeting on March 25th.
7. Adjourn.

IT IS HEREBY CERTIFIED that the above Agenda was posted on the bulletin board at the Village Offices and the VVFD Bulletin Board on this 27th day of February, 2015.

Julia Vicars, Acting City Secretary

The Village of Volente is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the City Council or Board of Adjustments may be in attendance at this meeting however, no official action by the City Council or Board of Adjustments shall be taken.

MINUTES
Of the
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, FEBRUARY 10, 2015 at 7:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Regular Meeting.
Jeff Browning, Chair, calls the meeting to order at 7:00 p.m.
2. Call Roll.
Chair Jeff Browning, Commissioners Judy Barrick, Rett Scudder, and Phil Mitchell in attendance.
Also present is Nancy Carufel, Alternate.
3. Citizen Comments.
None.
4. Approval of the Minutes from January 13, 2015.
Commissioner Rett Scudder makes a motion to approve the minutes from January 13, 2015 with a change to line 53 and 54. Seconded by Alternate Nancy Carufel. Carries unanimously.
5. Discussion and Possible Recommendation to the Village of Volente City Council on the Variance Request from Rogelio Malvaiz of Malvaiz Builders, Authorized Agent for Michelle and Zahir Arifi, 8102 Lime Creek Road, for a variance from the Site Development Ordinance regarding Underground Utility Requirements, Section 33.351 Electric Cable, Telephone, and Telecommunications Utilities.
 - a. Staff Presentation
Barbara Wilson, City Administrator details the application for a variance including the letter from the Authorized Agent, plats, and pictures.
 - b. Applicant Presentation
Rogelio Malvaiz, Authorized Agent for the Applicant details the ongoing project, permitting process, and the request for variance. States that poles are already in place and for the convenience of the Homeowner a variance should be granted to allow above ground electrical lines.
 - c. Citizen Comments
Richard Rocloux, 8140 Joy Road, states that the original owner of the subdivision sold the properties as Calavan Estates. He adds that before the properties ever became Calavan Estates, there was a bunkhouse on the property of which the pole at the bottom of the property served.
Commissioner Rett Scudder makes a motion to deny the variance. Commissioner Judy Barrick seconds. The motion passes with Commissioners Rett Scudder, Phil Mitchell, and Judy Barrick voting in favor to deny the variance. Alternate Nancy Carufel votes against denying the variance.
6. Discussion and Possible Recommendation to the Village of Volente City Council on the Variance Request for James "Rick" Remore of Venture Four Architects, Authorized Agent for Susan and Richard Dooley, 8420 Lime Creek Road, for a variance from the Site Development Ordinance

regarding Development on Slopes over 25 degrees and Construction in the Floodplain, Section 33.340 Slopes Limits and Section 33.344 Drainage.

a. Staff Presentation

Barbara Wilson, City Administrator, details the application for variance including the letter from the City Engineer, plats, and pictures. This path would serve as a safe route to get people and equipment to the boat dock.

b. Applicant Presentation

Rick Remore, Authorized Agent for the Applicant, states that their hope is to create a 5'10" wide path that would bring the impervious cover total for the property to 20%. This path would allow people to safely access the water with a golf cart.

c. Citizen Comments

None.

Commissioner Judy Barrick makes a motion to approve the variance with the correction to the impervious cover percentage on the plat and the conditions on the plat for future development would be followed. Seconded by Alternate Nancy Carufel. Carries unanimously.

7. Discussion and Possible Action on a Recommendation to City Council to amend the ordinance that governs Planning and Zoning to change the regular meeting time from 7:00 PM to 6:30 PM. Alternate Nancy Carufel makes a motion to recommend to Council to change the regular meeting time of the Planning and Zoning Commission to 6:30 p.m. Seconded by Commissioner Phil Mitchell. Carries unanimously.

8. Discussion and Recommendation of the Next Meeting's Agenda and the Possibility of a Special Called Meeting for a Workshop on Zoning Ordinances.

a. Confirm Date of Meeting

Possibility of a Special Called meeting discussed, but not scheduled.

b. Topics for Agenda

Tasks from Council.

c. Variances

None at the time.

9. Adjourn.

Meeting adjourned at 8:27 p.m.

Passed and Approved this _____ day of _____, 20 ____.

Signed:

Jeff Browning, Interim Chair

Julia Vicars, City Secretary

New Direction from Council

The Planning and Zoning Committee should:

1. Continue to Develop the Comprehensive Plan utilizing the Survey Results

- a. Use Kristi Belote's analysis of our recent and past survey
- b. Use David Springer's update to baseline Section Two and work with Bill Connors

2. Develop a group of stakeholders to give information, perspective, and input to the Planning and Zoning Commission as they work on the Comprehensive Plan.

Note: This would not be a separate committee with separate meetings, but instead a group of interested parties that would attend Planning and Zoning meetings to give their input.

3. Planning and Zoning Commission will update the Existing Land Use Map

- a. Design a methodology (possibly a survey) to establish how property owners are currently using their property, and how they would like to use their property in the future.
- b. Bill Connors and David Springer will develop a starting point map from the TCAD data and mapping already in use.

Overall plan is to have a parallel process where the Planning and Zoning Commission works on the Comprehensive Plan and Council works on the ordinances, starting with zoning.

One of the goals of this process to gather as much input from residents, stakeholders, and property owners via targeted surveys run through the Public Relations and Communications Committee and Council. The Public Relations and Communications Committee will handle all of the surveys, email blasts, and newsletters. Town Hall Meetings will be scheduled and planned by Council, with publication done by the Public Relations and Communications Committee.

Volente Community Survey – Quick Glance

General Demographics			
(no demographics information available from the original survey)			
Age 32% - 55 to 64 23% - 65 to 74 22% - 45 to 54	Sex 45% female 55% male	Length of residency 23% - More than 25 years 18% - 6 to 10 years 16% - 1 to 5 years	Lot size 43% - one/two acres 25% - half acre/one acre 17% - two/three acres
# in the household 52% - Two 17% - One 15% - Four	# Under the age of 18 76% - None 12% - One 10% - Two	Type of profession #1 – Retired #2 – Engineer #3 – Real Estate	Work commute 15% - Home 11% - 21/25 miles 9% - 16/20 miles *41% Not Applicable, i.e. retired
Home ownership 97%		Live within the Village 83% within the Village 16% outside the Village	Live outside village but own property 74% of the 16% from the previous question
Satisfied with overall quality of life 53% - Satisfied 27% - Very Satisfied 12% - Dissatisfied		Most desirable about Volente - Rural Country Living - Peace & Quiet/Serene - Lake Travis	Least desirable about Volente - Over-regulation - City Govt/Local Politics/Lack of Resident's understanding - Tourist impacts/Noise
What a Community Should Be?			
(Numbers in blue are results of the original survey)			
Agree			
Retirement community 70% (78%) Agree/Strongly Agree 25% (18%) Disagree/Strongly Disagree	Environmentally-friendly community 85% (90%) Agree/Strongly Agree 7% (8%) Disagree/Strongly Disagree	Hometown community (lives & work) 65% (55%) Agree/Strongly Agree 29% (38%) Disagree/Strongly Disagree	
Bedroom community 82% (76%) Agree/Strongly Agree 15% (18%) Disagree/Strongly Disagree	Family-oriented community 92% (98%) Agree/Strongly Agree 5% (2%) Disagree/Strongly Disagree	Rural community 82% (84%) Agree/Strongly Agree 15% (16%) Disagree/Strongly Disagree	
Split			
Tourist Destination community 40% (19%) Agree/Strongly Agree 54% (76%) Disagree/Strongly Disagree	Pedestrian-friendly community (pedestrians/bikes take precedence over autos) 37% (23%) Agree/Strongly Agree 55% (69%) Disagree/Strongly Disagree		
Disagree			
Urban community 7% (8%) Agree/Strongly Agree 90% (90%) Disagree/Strongly Disagree			

Goals for the Community

(Numbers in blue are results of the original survey)

Agree

Maintain small town village-like atmosphere
90% (95%) Agree/Strongly Agree
8% (3%) Disagree/Strongly Disagree

Protect the natural environment
92% (97%) Agree/Strongly Agree
5% (2%) Disagree/Strongly Disagree

Enhance safety of entrance routes to the community
67% (77%) Agree/Strongly Agree
23% (18%) Disagree/Strongly Disagree

Promote volunteer spirit
83% (89%) Agree/Strongly Agree
6% (3%) Disagree/Strongly Disagree

Manage growth and development
78% (91%) Agree/Strongly Agree
20% (7%) Disagree/Strongly Disagree

Promote efficient/safe flow of traffic
82% (86%) Agree/Strongly Agree
13% (11%) Disagree/Strongly Disagree

Maintain diverse nature of future developments
79% (75%) Agree/Strongly Agree
13% (14%) Disagree/Strongly Disagree

Maintain rural atmosphere
85% (88%) Agree/Strongly Agree
11% (11%) Disagree/Strongly Disagree

Encourage low density housing
80% (84%) Agree/Strongly Agree
17% (15%) Disagree/Strongly Disagree

Encourage parks/open spaces
65% (78%) Agree/Strongly Agree
30% (18%) Disagree/Strongly Disagree

Honor the history of the community
77% (87%) Agree/Strongly Agree
11% (5%) Disagree/Strongly Disagree

Provide coordinated/well-planned growth
76% (82%) Agree/Strongly Agree
23% (12%) Disagree/Strongly Disagree

Ensure public services/facilities serve community needs
71% (83%) Agree/Strongly Agree
25% (13%) Disagree/Strongly Disagree

Promote a full life-cycle community
62% (58%) Agree/Strongly Agree
20% (23%) Disagree/Strongly Disagree

Split

Encourage mixed-use development (retail/office/residential)
40% (26%) Agree/Strongly Agree
56% (71%) Disagree/Strongly Disagree

Encourage human-scale development (small buildings/sidewalks/bike paths)
52% (53%) Agree/Strongly Agree
44% (42%) Disagree/Strongly Disagree

Create community center (as focus of commercial activity)
49% (46%) Agree/Strongly Agree
42% (48%) Disagree/Strongly Disagree

Promote artistic & education opportunities
46% (50%) Agree/Strongly Agree
39% (35%) Disagree/Strongly Disagree

Encourage Hill Country style architecture
46% (61%) Agree/Strongly Agree
44% (30%) Disagree/Strongly Disagree

Encourage local living, working, & shopping in Village
42% (33%) Agree/Strongly Agree
52% (60%) Disagree/Strongly Disagree

Encourage extensive pedestrian linkages (to provide alternative for shorter trips)
43% (49%) Agree/Strongly Agree
46% (40%) Disagree/Strongly Disagree

Enhance the beauty of the Village (by encouraging landscaping)
54% (72%) Agree/Strongly Agree
37% (20%) Disagree/Strongly Disagree

Disagree		
Create Austin suburb/Less independent 14% (11%) Agree/Strongly Agree 82% (87%) Disagree/Strongly Disagree	Encourage high density housing 9% (7%) Agree/Strongly Agree 88% (90%) Disagree/Strongly Disagree	Encourage commercial development (w/tax abatements) 20% (12%) Agree/Strongly Agree 74% (85%) Disagree/Strongly Disagree
Promote roadway improvements (to encourage additional development) 34% (23%) Agree/Strongly Agree 59% (72%) Disagree/Strongly Disagree	Create family recreational opportunities 46% (47%) Agree/Strongly Agree 43% (42%) Disagree/Strongly Disagree	Create an urban atmosphere 7% (4%) Agree/Strongly Agree 90% (92) Disagree/Strongly Disagree
Growth Management/Role of the Village of Volente Council (Numbers in blue are results of the original survey)		
Strong/Moderate		
Regulating commercial buildings height 77% (85%) Strong/Moderate 22% (13%) Minimal/None	Regulating multi-family residential buildings height 78% (83%) Strong/Moderate 22% (16%) Minimal/None	Regulating type of development close to Lake Travis and hillsides 68% (78%) Strong/Moderate 32% (21%) Minimal/None
Regulating where commercial & industrial areas are developed in the community 80% (91%) Strong/Moderate 20% (8%) Minimal/None	Regulating commercial signs in the community 77% (88%) Strong/Moderate 23% (11%) Minimal/None	Regulating the amount of space buffering between commercial & residential areas 80% (82%) Strong/Moderate 19% (16%) Minimal/None
Regulating commercial/industrial development along major roadways 78% (88%) Strong/Moderate 22% (11%) Minimal/None	Regulating where multi-family housing is located in the community 76% (89%) Strong/Moderate 23% (11%) Minimal/None	Regulating where traditional housing developments are located in the community 64% (72%) Strong/Moderate 36% (27%) Minimal/None
Regulating the size of commercial buildings 76% (88%) Strong/Moderate 24% (12%) Minimal/None	Regulating the number of single-family residential buildings per acre 63% (73%) Strong/Moderate 37% (27%) Minimal/None	Regulating the number of multi-family residential buildings per acre 78% (84%) Strong/Moderate 22% (16%) Minimal/None
Split	Other	Minimal/None
Regulating single-family residential buildings height 51% (53%) Strong/Moderate 49% (46%) Minimal/None	58% Strong/Moderate 12% Minimal/None	N/A

Infrastructure/facilities/amenities - Village of Volente could sponsor/undertake

(Numbers in blue are results of the original survey)

Strongly Agree/Agree

Creation/protection of natural/green space

70% (85%) strongly agree/agree
29% (13%) strongly disagree/disagree

Work w/TxDOT on traffic flow (Bullick Hollow & 2769)

73% (76%) strongly agree/agree
25% (20%) strongly disagree/disagree

Split

Own its own water supply facility

38% (35%) strongly agree/agree
53% (59%) strongly disagree/disagree

Provide community parks/playgrounds

39% (54%) strongly agree/agree
53% (40%) strongly disagree/disagree

Establish trails for hiking, biking & walking

45% (60%) strongly agree/agree
50% (36%) strongly disagree/disagree

Establish trails for wildlife and/or nature viewing

39% (55%) strongly agree/agree
54% (39%) strongly disagree/disagree

Develop a recycling program

53% (60%) strongly agree/agree
39% (33%) strongly disagree/disagree

Pursue a permanent city hall and/or community center

43% (56%) strongly agree/agree
49% (36%) strongly disagree/disagree

Strongly Disagree/Disagree

Own its own sewer/wastewater facility

23% (31%) strongly agree/agree
70% (63%) strongly disagree/disagree

Establish its own police force

15% (18%) strongly agree/agree
79% (75%) strongly disagree/disagree

Establish trails for horse riding

16% (23%) strongly agree/agree
75% (64%) strongly disagree/disagree

Indoor activity center for all ages

21% (36%) strongly agree/agree
68% (53%) strongly disagree/disagree

Other

39% (77%) strongly agree/agree
9% (77%) strongly disagree/disagree
52% no opinion

Quality of Life/What the Village of Volente Should Provide

(Numbers in blue are results of the original survey)

Very Important/Important

Opportunities to voice opinion on Village matters

97% (96%) very important/important
3% (4%) very unimportant/unimportant

A plan for the future to limit residential & business growth

65% (83%) very important/important
33% (17%) very unimportant/unimportant

Policies for protection of existing large trees & vegetation

59% (73%) very important/important
39% (25%) very unimportant/unimportant

Restrictions/ordinance on excessive outdoor noise

70% (67%) very important/important
27% (33%) very unimportant/unimportant

Very Unimportant/Unimportant

Adequate community events 36% (36%) very important/important 57% (58%) very unimportant/important	Recreational opportunities for children 25% (30%) very important/important 67% (66%) very unimportant/important	Recreational opportunities for adults 21% (20%) very important/important 74% (74%) very unimportant/important
Encourage a Hill country style of residential architecture 28% (38%) very important/important 66% (59%) very unimportant/important	Encourage a Hill country style of commercial architecture 37% (47%) very important/important 56% (50%) very unimportant/important	
Split	Other	
Restrictions/ordinance on excessive outdoor lighting 52% (63%) very important/important 43% (34%) very unimportant/important	58% very important/important 0% very unimportant/important 42% no opinion	
Attitudes about Different Types of Residential/Commercial Development (Numbers in blue are results of the original survey)		
Strongly Support/Support		
Commercial – Neighborhood Services 59% (48%) strongly support/support 36% (46%) strongly oppose/oppose	Single-family residences 95% (91%) strongly support/support 4% (7%) strongly oppose/oppose	1 story office building 64% (52%) strongly support/support 30%(42%) strongly oppose/oppose
Grocery stores 61% (43%) strongly support/support 34% (53%) strongly oppose/oppose	Restaurants (other than fast food) 80%(59%) strongly support/support 18% (37%) strongly oppose/oppose	B&B Lodging 66% (64%) strongly support/support 28% (28%) strongly oppose/oppose
Split		
2 story office building 46%(31%) strongly support/support 48% (64%) strongly oppose/oppose	Neighborhood retail centers 51% (44%) strongly support/support 45% (52%) strongly oppose/oppose	Medical/healthcare facilities 42% (46%) strongly support/support 50% (47%) strongly oppose/oppose
Retirement facilities 35% (42%) strongly support/support 53% (54%) strongly oppose/oppose	Entertainment venues (inside) 44% (37%) strongly support/support 45% (53%) strongly oppose/oppose	Recreational venues (outside*) 39% (22%) strongly support/support 52% (71%) strongly oppose/oppose *2003 survey said (commercial)
Entertainment Venues (outside) 38%(34%) strongly support/support 51% (57%) strongly oppose/oppose		
Strongly Oppose/Oppose		

Commercial – Big Box 1% (2%) strongly support/support 95% (95%) strongly oppose/oppose	Multi-family 2 units p/building 38% (34%) strongly support/support 57% (60%) strongly oppose/oppose	Multi-family 3 units p/building 25% (13%) strongly support/support 70% (83%) strongly oppose/oppose
Multi-unit 4 units p/building 22% (13%) strongly support/support 74% (83%) strongly oppose/oppose	Multi-unit >4 units p/building 8% (10%) strongly support/support 86% (86%) strongly oppose/oppose	3 story & taller office building 9% (9%) strongly support/support 86% (88%) strongly oppose/oppose
Major retail centers 7% (5%) strongly support/support 91% (93%) strongly oppose/oppose	Fast food restaurants 18% (8%) strongly support/support 78% (89%) strongly oppose/oppose	Warehouse/storage facilities (inside) 25% (10%) strongly support/support 69% (84%) strongly oppose/oppose
Storage facility (outside) 23% (10%) strongly support/support 70% (85%) strongly oppose/oppose	Light industrial/manufacturing 24% (9%) strongly support/support 73% (87%) strongly oppose/oppose	Equestrian facilities 25% (25%) strongly support/support 63% (62%) strongly oppose/oppose
Hotels/motels 19% (18%) strongly support/support 77% (76%) strongly oppose/oppose	HUD code-manufactured homes 12% (12%) strongly support/support 80% (74%) strongly oppose/oppose	
Other 36% strongly support 14% strongly oppose 50% no opinion		
What Are We Willing to Pay Taxes On? (Numbers in blue are results of the original survey)		
No/Minimal Taxes		
City police force 78% (73%) - \$0 14% (15%) - \$0-\$25	Hire additional city workers 79% (70%) - \$0 10% (21%) - \$0-\$25	Curbs/gutters on residential streets 85% (84%) - \$0 8% (9%) - \$0-\$25
Recycling program 66% (54%) - \$0 21% (32%) - \$0-\$25	Community Parks/Playground 56% (54%) - \$0 27% (28%) - \$0-\$25 10% (9%) - \$26-\$50	Trails for nature/wildlife viewing 60% (53%) - \$0 17% (31%) - \$0-\$25 7% (8%) - \$26-\$50
Trails for horse riding 85% (85%) - \$0 3% (8%) - \$0-\$25	Permanent city hall and/or community center 60% (44%) - \$0 23% (34%) - \$0-\$25	Tax rebates to encourage commercial development 81% (92%) - \$0 6% (3%) - \$0-\$25
Split		

Traffic/street improvements 35% (35%) - \$0 26% (34%) - \$0-\$25 18% (14%) - \$26-\$50 5% (7%) - \$51-\$75 2% (3%) - \$75-\$100 13% (5%) - \$100+	Waste water utility services 67% (68%) - \$0 10% (14%) - \$0-\$25 7% (10%) - \$26-\$50 3% (4%) - \$51-\$75 2% (0.5%) - \$75-\$100 8% (5%) - \$100+	Water utility services 54% (67%) - \$0 10% (14%) - \$0-\$25 11% (8%) - \$26-\$50 3% (4%) - \$51-\$75 5% (0.5%) - \$75-\$100 16% (3%) - \$100+
Hiking/biking/walking trails 55% (46%) - \$0 20% (32%) - \$0-\$25 10% (12%) - \$26-\$50		
Moderate Taxes	Other	
N/A	37% - \$0 4% - \$0-\$25 8% - \$26-\$50 0% - \$51-\$75 4% - \$75-\$100 11% - \$100+	

Future Residential/Commercial Development Requirements

(Numbers in blue are results of the original survey)

Residential - well/septic 72% (54%) 1 acre 36% (12%) 1 ½ acres 30% (18%) 2 acres 31% (16%) >2 acres	Residential - organized water & wastewater 8% (7%) 1/8 acres 11% (3%) ¼ acre 41% (25%) ½ acre 63% (31%) 1 acre 31% (6%) 1 ½ acres 34% (27%) >2 acres	Residential – green space to remain 7% (24%) - greater than 80% 14% (23%) - 80% to remain 47% (36%) – 50%-80% to remain 18% (6%) - less than 50% to remain 7% - no opinion
Commercial– green space to remain 13% (35%) - greater than 80% to 17% (15%) - 80% to remain 40% (29%) - 50-80% to remain 15% (11%) - less than 50% to 9% - no opinion	Residential– amount of pollution removal 7% (19%) - greater than 95% 8% (10%) - 95% removal 17% (24%) - 80% removal 46% (37%) - 70% removal 16% - no opinion	Commercial– amount of pollution removal 17% (33%) - greater than 95% 15% (19%) - 95% removal 15% (18%) - 80% removal 34% (22%) - 70% removal 12% - no opinion

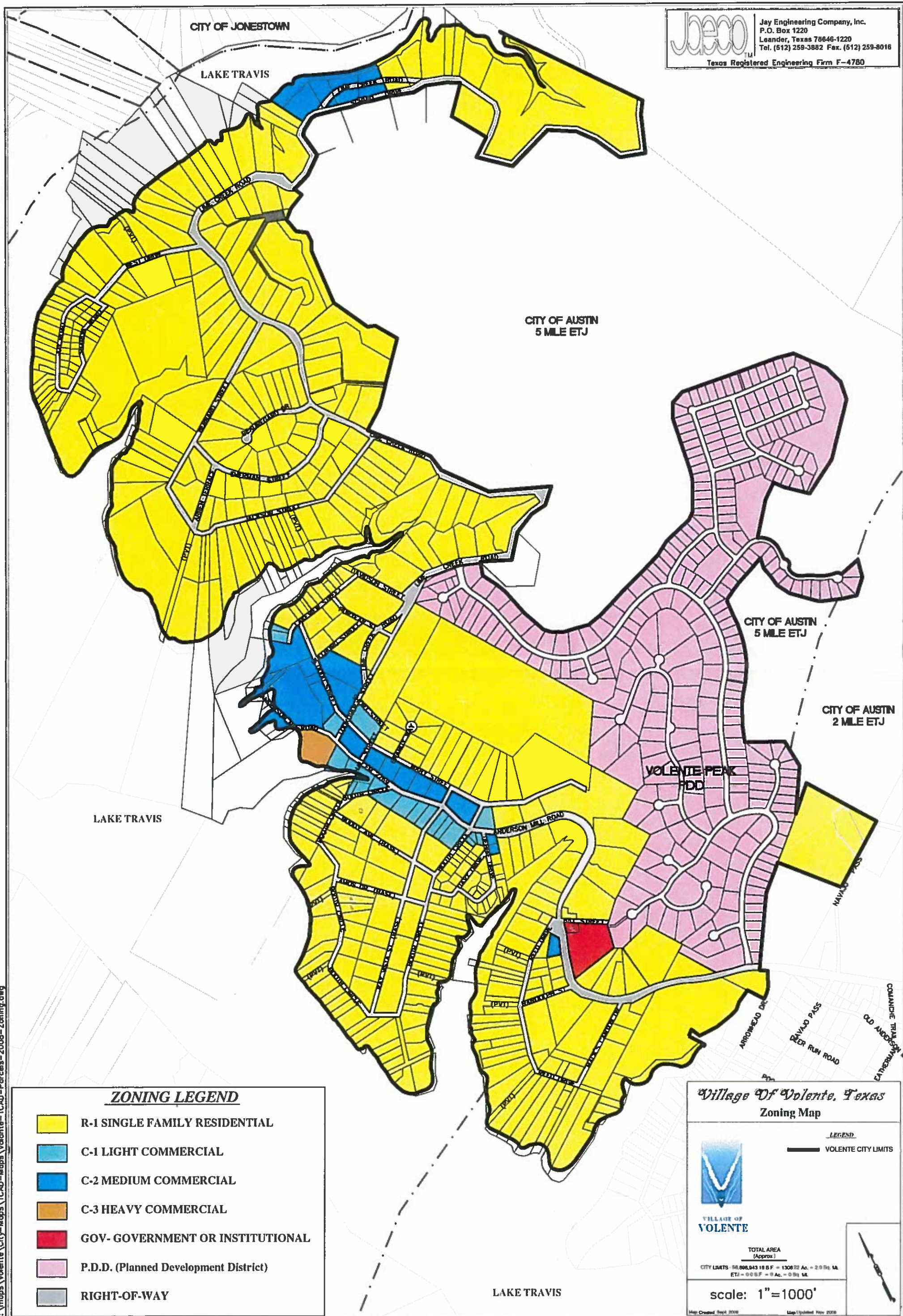
Level of storm water run-off pollution treatment requirements

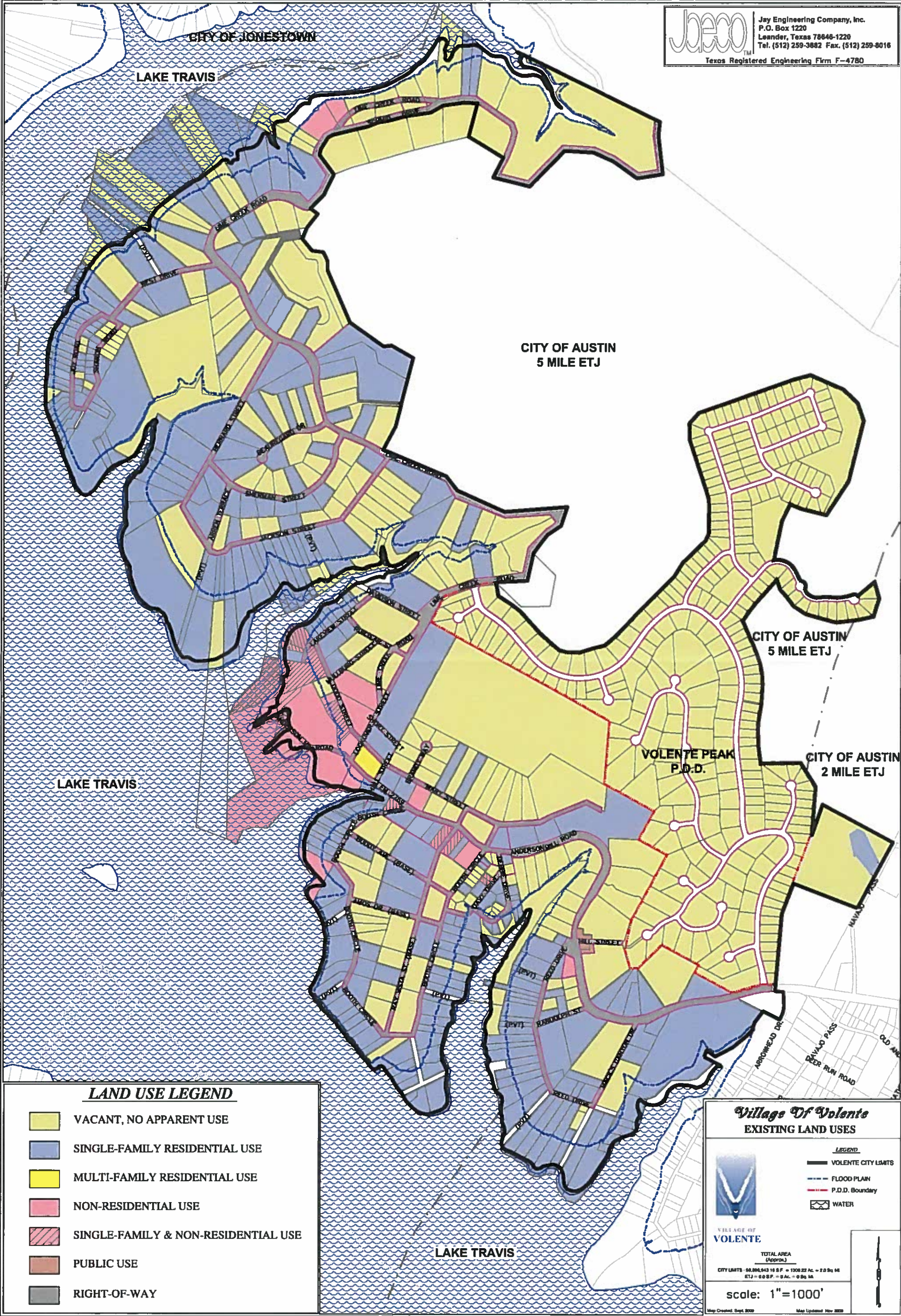
(Question did not delineate between commercial/residential)

(Numbers in blue are results of the original survey)

31% (23%) roads with drainage system	32% (2%) catch basins	8% (3%) curbs and gutters
46% (6%) ditches	46% (15%) manmade vegetated open channels	8% (2%) man-made concrete retention ponds
12% (3%) storm drains	20% (38%) no opinion	

Current Zoning Map





C:\maps\Volente\City-Maps\TCAD-Maps\Volente-TCAD-Parcels-2008.dwg 11/17

Lot Sizes within Volente

